Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28 Sun Orchid Circuit, St Helena Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $850,000 & $920,000

Median sale price

Median price $1,250,000 Property Type House Suburb St Helena

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/93 Karingal Dr BRIAR HILL 3088	$905,000	08/10/2025
2	10 Sun Orchid Cirt ST HELENA 3088	$840,000	08/08/2025
3	1/31 Old Aqueduct Rd DIAMOND CREEK 3089	$905,000	23/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/01/2026 14:18

28 Sun Orchid Circuit, St Helena Vic 3088

JellisCraig

Matt Dougan
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0416 065 115
mattdougan@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 156 sqm approx

Agent Comments

Plus Study

Indicative Selling Price
$850,000 - $920,000
Median House Price
December quarter 2025: $1,250,000

Comparable Properties



1/93 Karingal Dr BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 08/10/2025
Property Type: Townhouse (Single)

Agent Comments



10 Sun Orchid Cirt ST HELENA 3088 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)
Land Size: 165 sqm approx

Agent Comments



1/31 Old Aqueduct Rd DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 23/07/2025
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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